083.0	0009	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,300 / 632,300
					USE VALUE:	632,300 / 632,300
					ASSESSED:	632,300 / 632,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAKER CARLTON J ETAL/ TRUSTEES
Owner 2:	CARLTON JAMES BAKER 2019 REVOC
Owner 3:	
Street 1:	39 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAKER CARLTON J -
Owner 2:	-
Street 1:	39 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,608 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Clapboard Exterior and 1311 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4608.000	237,100	4,400	390,800	632,300
Total Card	0.106	237,100	4,400	390,800	632,300
Total Parcel	0.106	237,100	4,400	390,800	632,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.30 | /Parcel: 482.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 52677
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0009-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,100	4400	4,608.	390,800	632,300	632,300	Year End Roll	12/18/2019
2019	101	FV	201,600	4400	4,608.	385,200	591,200	591,200	Year End Roll	1/3/2019
2018	101	FV	201,600	4400	4,608.	295,900	501,900	501,900	Year End Roll	12/20/2017
2017	101	FV	201,600	4400	4,608.	279,100	485,100	485,100	Year End Roll	1/3/2017
2016	101	FV	201,600	4400	4,608.	256,800	462,800	462,800	Year End	1/4/2016
2015	101	FV	190,200	4400	4,608.	240,000	434,600	434,600	Year End Roll	12/11/2014
2014	101	FV	190,200	4400	4,608.	221,100	415,700	415,700	Year End Roll	12/16/2013
2013	101	FV	190,200	4400	4,608.	221,100	415,700	415,700		12/13/2012

!6836!

PRINT

Date	Time
12/10/20	21:32:45

LAST REV

Date	Time
12/08/20	15:33:07
jorourke	
6836	

USER DEFINED

Prior Id # 1:	52677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER CARLTON J	72800-368	1	6/21/2019	Convenience	10	No	No		
	PR447-872		1/1/1901	Family		No	No		Inheritance from Joseph C. Baker and Laura Ba

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	DGM	D Mann
10/2/2018	Missed Appt.	CC	Chris C
8/10/2018	MEAS&NOTICE	BS	Barbara S
1/24/2009	Meas/Inspect	336	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4608		Sq. Ft.	Site		0	70.	1.21	6									390,769						390,800	

Total AC/HA: 0.10579 | Total SF/SM: 4608 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,769 | Spl Credit | Total: 390,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343567
Depreciation:	106506
Depreciated Total:	237061

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

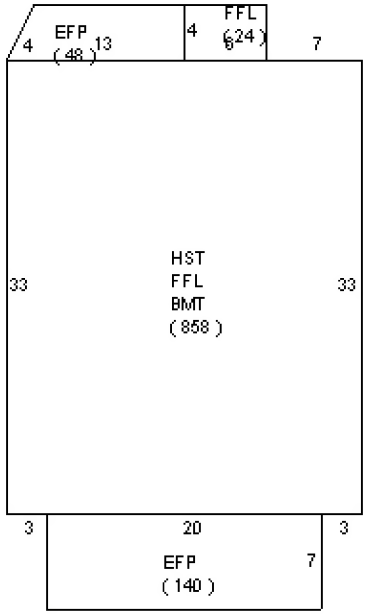
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	100.59
Final Total:	237100	Val/Su SzAd	180.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	882	175.480	154,776
BMT	Basement	858	52.640	45,169
HST	Half Story	429	175.480	75,282
EFP	Enclos Porch	188	41.700	7,840

Net Sketched Area:	2,357			Total:	283,067
Size Ad	1311	Gross Are	2786	FinArea	1311

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0009-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1922	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400